



EXCHANGE
HOUSE

MILTON KEYNES, MK9 2EA

WELCOME TO EXCHANGE HOUSE



Exchange House is a 150,000 sq ft office building in the bustling heart of Milton Keynes. It offers stylish, newly refurbished workspace for companies of all sizes, ranging from 1,600 sq ft up to 72,000 sq ft.

A SPACE FOR ALL BUSINESS.



Level	Available Space (Sq Ft)
Fifth Floor	12,795
Fourth Floor	Regus / PWC LLP
Third Floor	Home Retail Group / Towergate Insurance
	Up to 14,477
Second Floor	Hewitsons / Little Star Media / Reed
	Up to 17,774
First Floor	Up to 27,692
Ground Floor	Up to 3,525

A photograph of a modern office building's atrium. The space is characterized by a multi-story white building with large windows. In the foreground, there is a wooden wall with green cushioned seating and several round tables with black chairs. People are walking through the atrium, some blurred to indicate motion. A sign for 'TAYLORS' is visible in the background. The text 'SIX FLOORS. ONE HQ.' is overlaid in large yellow letters across the center of the image.

SIX FLOORS. ONE HQ.

LONDON STYLE IN MILTON KEYNES.



Exchange House's reception, workspaces and community areas have been stunningly refurbished throughout.

Modern businesses thrive in a modern environment and this is exactly what Exchange House provides.





BRIGHT MEETS BEAUTIFUL



Communal spaces and amenities are in abundance at Exchange House, meeting the needs of modern day occupiers.

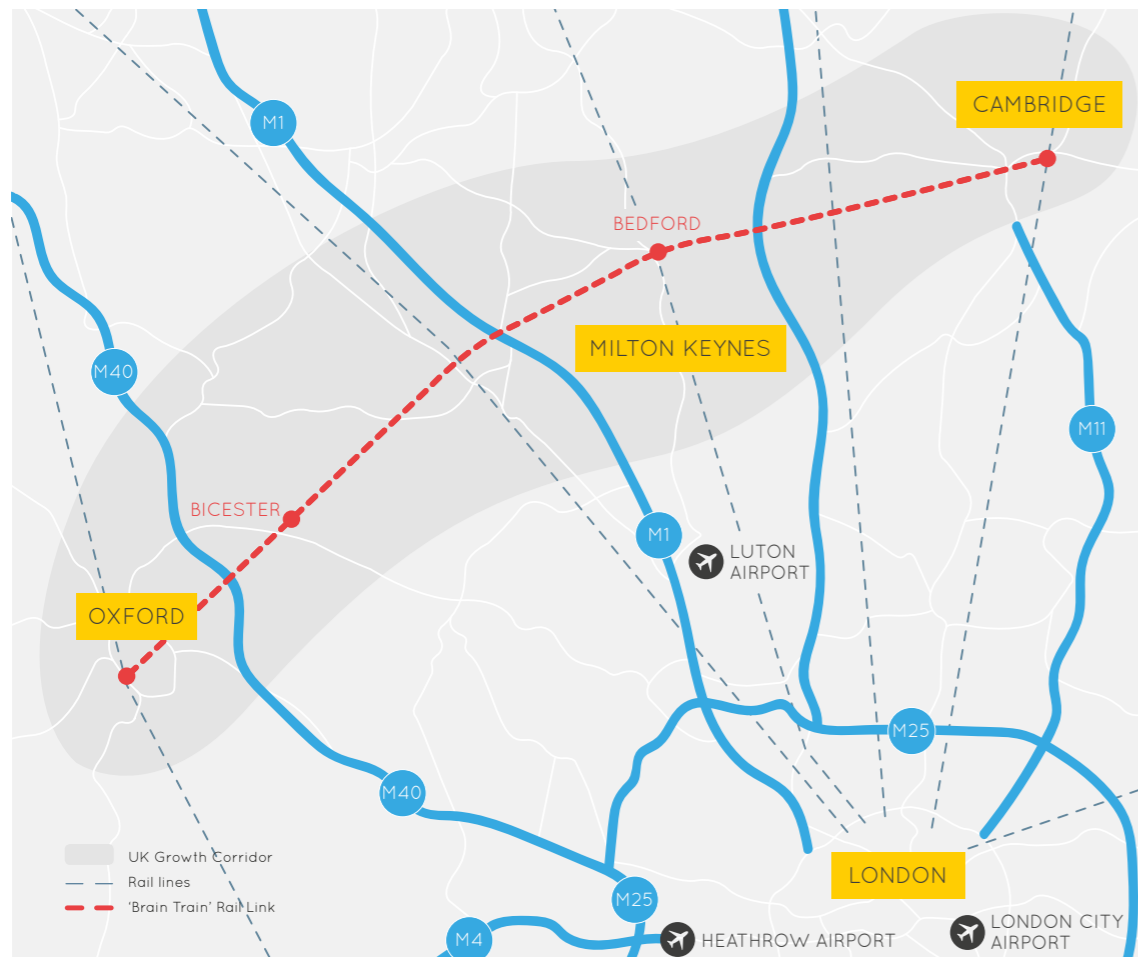
WHY MILTON KEYNES?



Milton Keynes, strategically located at the centre of the 'UK Growth Corridor', is uniquely placed to benefit from resulting future business growth.

(source:National Infrastructure Commission 2016)

Growth Corridor



The 'Brain Train' spanning the UK Growth Corridor will provide a direct rail link between Cambridge, Milton Keynes and Oxford, cutting journey times by circa 65%

(source:National Infrastructure Commission 2016)



-31%

Labour costs compared to London (Average)



9.5M

Labour pool within a 60 minute drive



-72%

Prime office rent compared to London (Average)



Under 1h
To London and Birmingham by train



22,000
Skilled labour force



75%
Of businesses in Milton Keynes have their HQ here

An estimated 419,000 people across the 'UK Growth Corridor' are employed in the knowledge economy

(source:National Infrastructure Commission 2016)



MK Station
🚆

MK:U

10 mins to
MK Station

The Hub

EXCHANGE
HOUSE

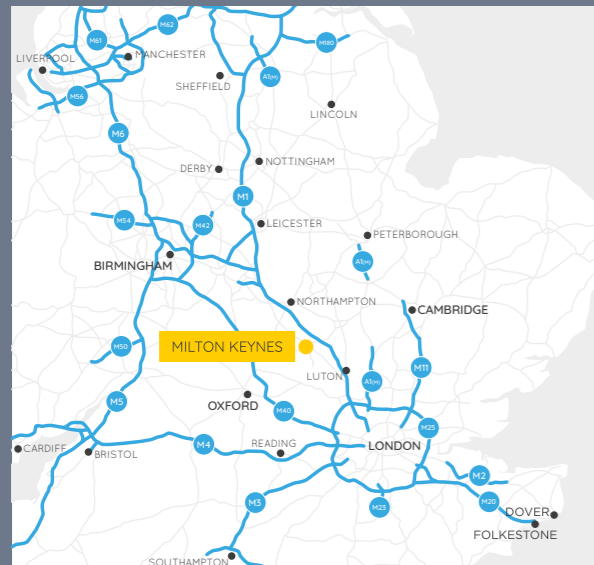
4 mins
to intu

intu



Being the centre point between London, Birmingham, Oxford and Cambridge, this impressive connectivity affords direct access to a population of 18 million within a 1 hour drive time.

The town benefits from excellent road connections being adjacent to the M1 (Junction 14) which links to the M25 (Junction 21/21A) to the south and in turn the national motorway network. The A5 dual carriageway runs north-west to south-east through Milton Keynes enabling direct access to key towns in the surrounding area.



Milton Keynes Central railway station is a bustling station with regular services to London Euston, Birmingham New Street and Manchester Piccadilly hourly.

Rail	Mins
London Euston	33
Oxford	40
Cambridge	40
Birmingham New Street	53
Manchester Picadilly	95

Road	Miles
M1 (J14)	3
M1 (J15)	8
Oxford	40
Cambridge	49
Birmingham	71

Airports	Mins
London Luton	30
London Heathrow	70
East Midlands	75
Birmingham International	77
London Stansted	86
London Luton	93

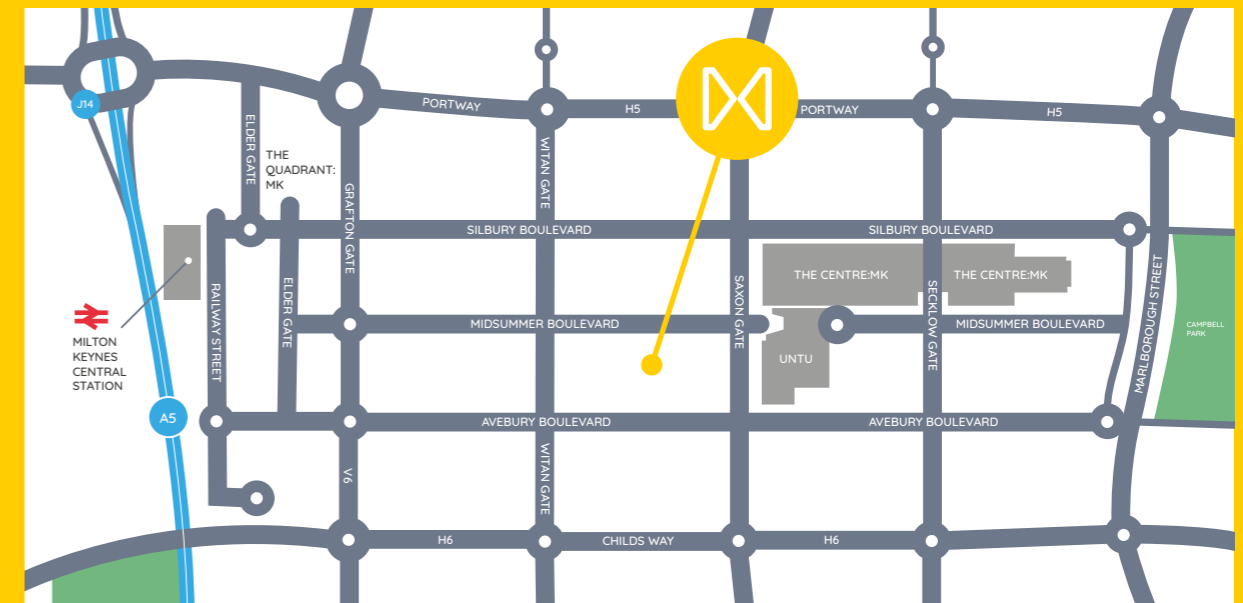
Surrounding Area



Local Occupiers



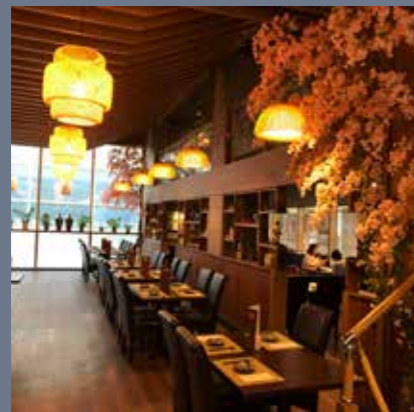
Milton Keynes



IT ALL WORKS TOGETHER.



An ever changing business, retail and leisure destination just 30 minutes on the train from London, Milton Keynes has something for everyone. That may be a spot of food at one of the numerous quality restaurants, high adrenaline experiences such as skiing, indoor sky-diving or simply enjoying the vast shopping centres, it has it all".



Akasaka



Intu Shopping Centre



Xscape Milton Keynes



Middleton Steak House



- Two independent restaurants (Japanese and Steak) and a coffee shop within Exchange House
- The 1.79 million sq ft thecentre:mk / Intu Shopping Centres with in excess of 200 stores anchored by John Lewis, Marks and Spencer and Debenhams alongside restaurants cafes and bars is only a few minutes walk away
- The Hub including such restaurants as Browns, GBK, Pizza Express, Loch Fyne and Brasserie Blanc is also located in close proximity
- Bannatyne Health Club and Spa having undergone a recent refurbishment is situated next door to Exchange House
- A range of international quality hotels are located nearby
- Xscape Milton Keynes an integrated sports, leisure and retail complex provides indoor skiing, skydiving and rock climbing for all those adrenalin junkies



Intu Shopping Centre



Gourmet Burger Kitchen

thecentre:mk / Intu Shopping Centres with over 200 stores anchored by John Lewis, Marks & Spencer and Debenhams alongside restaurants cafes and bars.

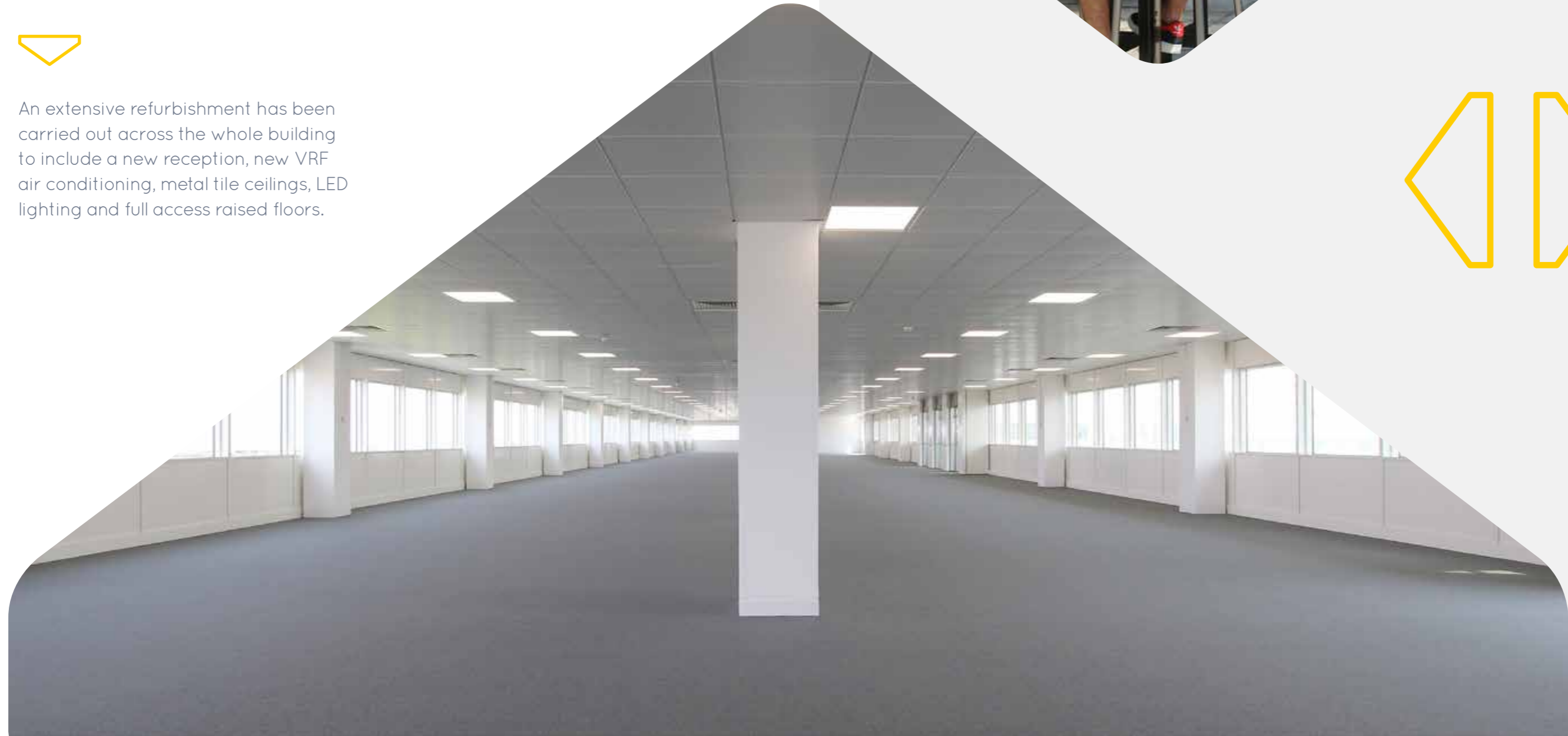


Intu Shopping Centre

PLACE MEETS SPACE

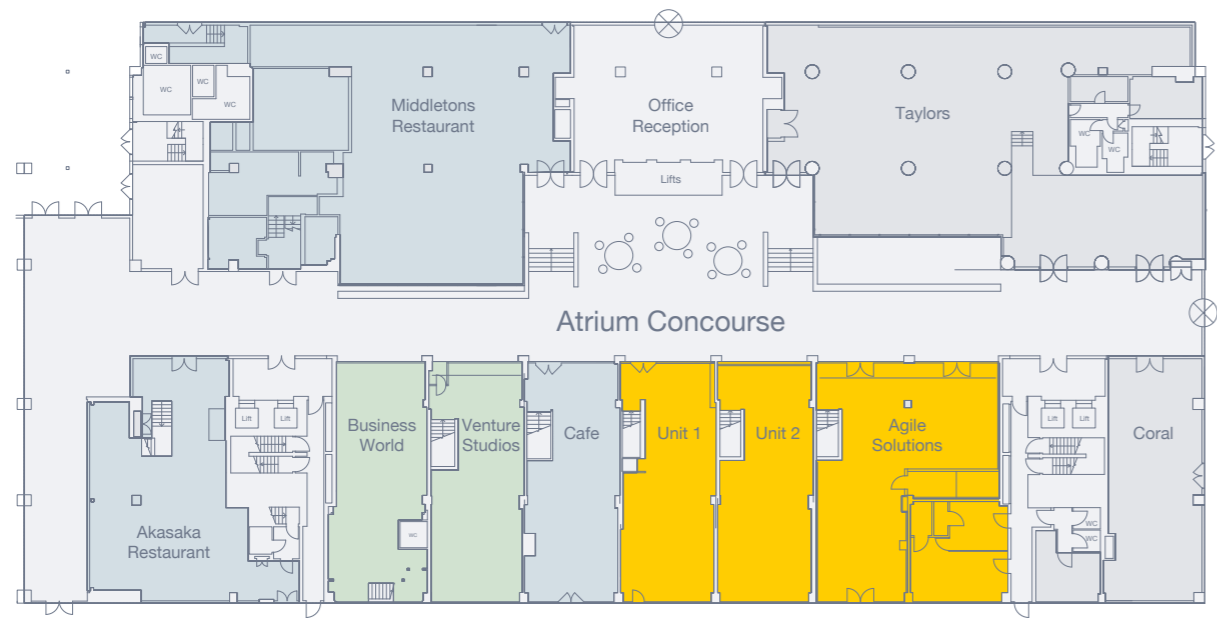


An extensive refurbishment has been carried out across the whole building to include a new reception, new VRF air conditioning, metal tile ceilings, LED lighting and full access raised floors.



GROUND FLOOR PLAN

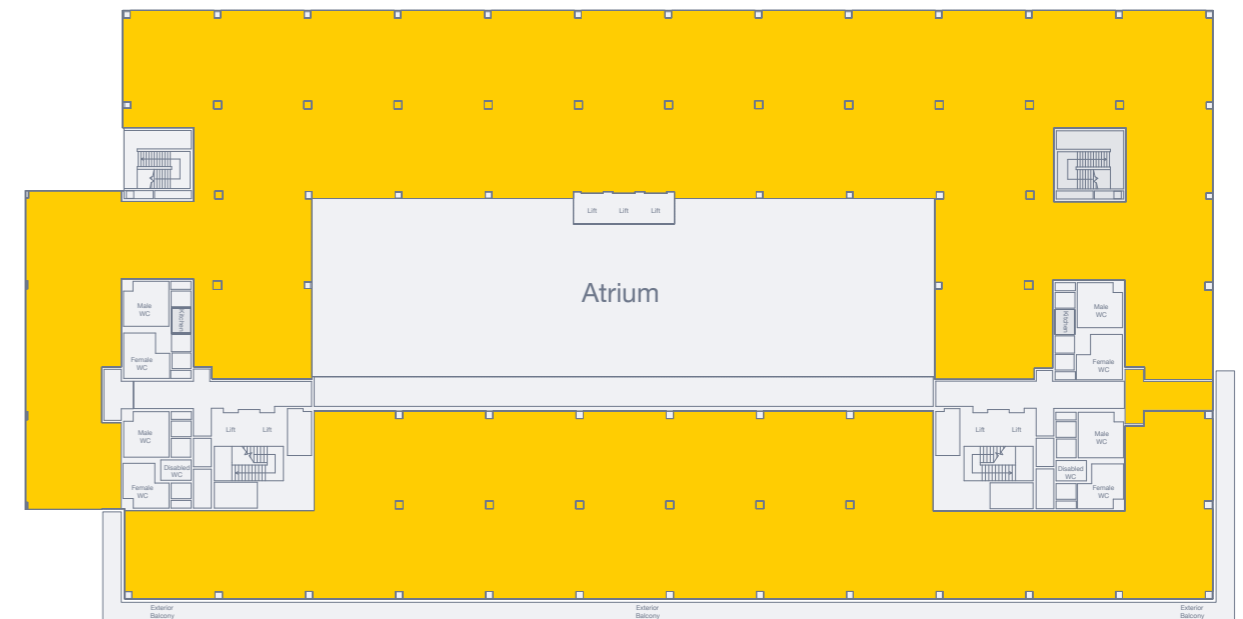
Up to 3,525 sq ft available



- Bar and Resturant
- Retail
- Office

FIRST FLOOR PLAN

Up to 27,692 sq ft available





SECOND FLOOR PLAN

Up to 17,774 sq ft available



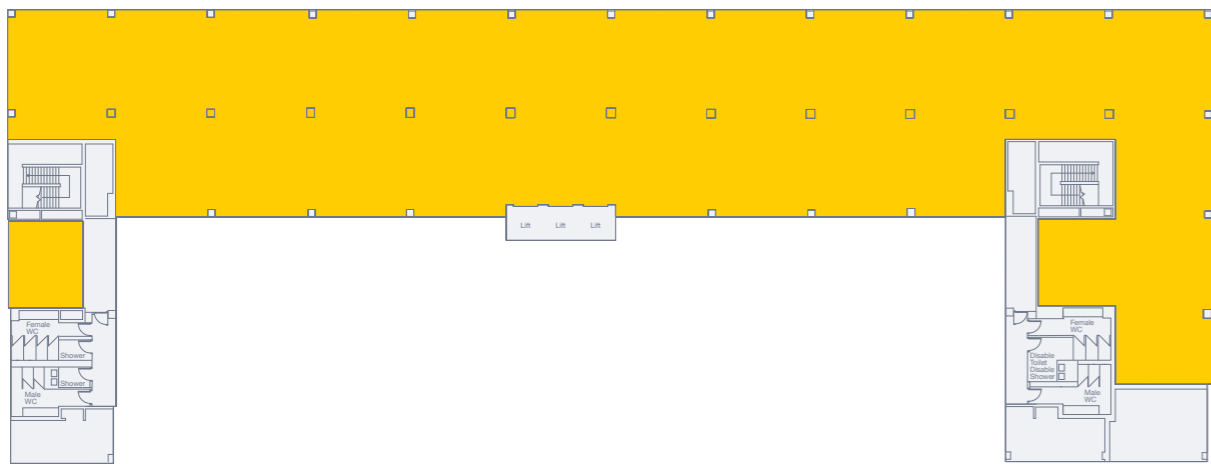
THIRD FLOOR PLAN

Up to 14,477 sq ft (Suite A - 8,527 sq ft / Suite B - 5,950 sq ft)



FIFTH FLOOR PLAN

12,795 sq ft available



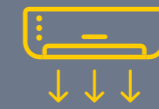
SPECIFICATION



The building has been refurbished to meet the requirements of the occupier with particular emphasis on building efficiency coupled with a Grade A specification which includes the following:



New shower facilities



New VRF air conditioning



PIR controlled flat panel LED lighting



Anticipated EPC B rating (following completion of works)



Bicycle storage



Remodelled main reception with feature desk and lighting



New business lounge within atrium with wifi connectivity



Potential for fifth floor roof terraces



On site car parking



All-new carpeting and full access raised floors



Upgraded WC's



New ceiling grid with perforated metal tiles



New Electrak system installed



7 Lifts, 3 x 10 person and 4 x 13 person



24 Hour access and on site security team

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